

# **\$6,500 - 1904 Armacost Avenue, Los Angeles**

MLS® #SR25083146

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## **\$6,500**

3 Bedroom, 2.00 Bathroom, 1,488 sqft  
Residential Lease on 0 Acres

N/A, Los Angeles,

Discover this charming 1940s 3-bedroom, 2-bathroom home nestled in the highly sought-after area of West Los Angeles. Spanning 1,488 square feet, this inviting residence boasts rich wood-like floors throughout the living areas and bedrooms creating an elegant yet warm ambiance throughout. The abundance of windows allows for natural light to fill the living spaces, enhancing a warm and cheerful atmosphere.

Step into the spacious kitchen, featuring granite countertops, beautiful tile flooring, a generous island, and ample cabinetry for all your culinary essentials. It is well-equipped with matching black appliances, including a gas stove, microwave, fridge, and dishwasher, making it a perfect space for both cooking and entertaining. The kitchen, also offers convenient backdoor access to the backyard, ideal for outdoor gatherings.

The home is perfect for family gatherings or entertaining friends. Each bedroom offers spacious closet spaces, ensuring you have plenty of room for storage. Enjoy year-round comfort with central air conditioning and heating, complemented by ceiling fans throughout.

The expansive front and back yards provide plenty of outdoor space for relaxation, gardening, or play, while the charming front porch invites you to enjoy your morning coffee



or unwind in the evening. Parking is a breeze with a two-car garage and a driveway that accommodates 3-4 additional vehicles.

One of the most appealing aspects of this property is that the owner covers the cost of these utilities: water, trash, gas, electricity, sewer, gardener, and even a street parking permit, adding tremendous value to your living experience.

There is a nice tenant residing in the ADU at the back of the property with a private patio. The laundry (two washers and one dryers) and backyard are shared.

Built in 1948

**Essential Information**

MLS® #	SR25083146
Price	\$6,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,488
Acres	0.17
Year Built	1948
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nadia Arreola-bustamante
Listing Office	Coldwell Banker Realty

**Community Information**

Address	1904 Armacost Avenue
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

## Amenities

Utilities	Gardener, Trash Collection, Water, Electricity, Gas, Sewer
Parking Spaces	5
Parking	Driveway, Storage
# of Garages	2
Garages	Driveway, Storage
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Laminate
Interior Features	All Bedrooms Down
Appliances	Gas Oven, Gas Range, Refrigerator
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 14th, 2025
Days on Market	44
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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